

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, February 1, 2010 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Michael Gentile, John West, Jim Muehling and Michael Szakaly

Commissioner(s) Absent: Elizabeth Kehoe

Staff Present: Lisa Abbott, Bob Woolford, Doris Sims and Marilyn Patterson

Other(s) Present: Mike Trexler, Controller; Inge VanderCruysse, Assistant City Attorney; Justin Wykoff, Engineering Services Manager; Susie Johnson, Public Works Director

II. READING OF THE MINUTES. Michael Szakaly moved to approve the January 4, 2010 minutes as read. Michael Gentile seconded the motion. The minutes were unanimously approved.

III. EXAMINATION OF CLAIMS – Michael Szakaly moved to approve the claims for December 31, 2009 for \$13,872.63, January 8, 2010 for \$1,666.56, and January 22, 2010 for \$204,410.45. John West seconded the motion. The claims were unanimously approved.

Trexler explained that on the most current claims list there are transfers which occur when funds are transferred into the appropriate account to pay such things as annual bond payments. This typically happens at the beginning of the year.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Abbott noted that the CDBG 2010 allocations are on tonight's agenda. The recommendations then go to the Mayor and the Council for approval.

She reported the Homebuyers Club is scheduled for February 7th -- one member of the class is interested in an EverGreen home. If they purchase it, there will only be two unsold houses remaining. Abbott reminded the Commissioners that the Leadership Series starts on February 11 with 25 people signed up. Small and Simple grant applications are due on February 22nd and Neighborhood Clean-up applications are due on March 8th.

Abbott stated the Consolidated Plan is progressing and she plans to have it out for public comment in March and submitted to HUD by April 15th.

The Inclusionary Zoning Committee is sending out a survey to landlords. The Census Count Committee also progresses.

C. Budget Summary Reports.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A. RESOLUTION 10-02: Approval of Kirkwood Phase III Expenditures from the Downtown TIF. Justin Wykoff explained that the Kirkwood Phase III project runs from College Avenue to Rogers Street. This phase makes a transition into the neighborhood but also ties into the B-Line Trail connections. Tonight the request is to for approval to expend Downtown TIF funds to pay for miscellaneous items such as lights and poles. These items need to be ordered in advance so they are here when the contract is awarded.

Johnson said they want the construction schedule to be as tight as possible so the businesses are impacted as little as possible. The goal is to begin construction the Monday following IU graduation.

Wykoff stated they will begin the first block from College to the B-Line will be started on May 10th and will be closed for 30 days. The next block is from the B-Line to Madison Street which will be closed for 45 days. The final section will be closed another 30 days, but will open for traffic while they finish up incidental work. The entire project will take 135 days.

Wykoff explained that during the Kirkwood Phase I it took six to nine months to get the various lights and other items needed for the project. As a result of the delay there were several dark areas along the street until everything arrived. They want to avoid that issue in this project. He stated everything in this project will match what was used in the first phase.

Wykoff said they will be ready to award the construction contract at the next Commission meeting.

West asked about the sidewalks for the project. Johnson said the entire streetscape will match what is seen on East Kirkwood except as you move away from the downtown you will see more grass and plantings.

Szakaly asked about the signalization around the square. Johnson explained the signal improvements will be done when they do the first block of Phase III -- this will make traffic control easier.

West noted that in the Resolution Therefore #1 says the improvements are from College to Morton and Therefore #2 the project is from College to Rogers. Wykoff said Therefore #1 should also state College to Rogers. The resolution was corrected.

Trexler noted that \$3.2 million has been set aside in 2010 for the B-Line and other obligated expenses from the Downtown TIF. He said the fund should be fine, but just wanted to bring it to the Commission's attention.

Michael Szakaly moved to approve the resolution as corrected. John West seconded the motion. Resolution 10-02 was unanimously approved as corrected. **ADOPTED.**

Walter announced this portion of the meeting as a Public Hearing.

PUBLIC HEARING

B. RESOLUTION 10-03: Approval of the 2010 CDBG Physical Improvements and Social Services Funding. Abbott explained this resolution request is for approval of the Citizens Advisory Physical Improvements and Social Service Committees recommendations for the 2010 CDBG funding allocations. The total allocation recommendation for Physical Improvements is \$576,336 and the recommendation for Social Service is \$133,000 and Administration request is \$177,334. Abbott stated the total allocation of \$886,670 is an estimate as the actual allocation has not been received from HUD.

Both Gentile and Szakaly, who represented the Commission on the Social Service and Physical Improvements sub-committees respectively, stated the committees worked diligently and recommend approval of the recommendations.

John West abstained because of his involvement with one of the agencies.

Michael Gentile moved to approve the resolution. Michael Szakaly seconded the motion. Resolution 10-03 was approved with a vote of three in favor and one abstention. **ADOPTED.**

End of Public Hearing – Resumption of Regular Business Meeting.

VII. BUSINESS/GENERAL DISCUSSION

A. South Rogers and IEC update. Wykoff reminded the Commissioners that in September they approve \$200,000 for the IEC to construct the sidepath on the west side of Rogers, but IEC would follow the City's bidding procedures. He has been working with Randy Lloyd and IEC on the design, but the City also wants to include curbs and stormwater on the east side of Rogers Street (from the Dermatology Ctr. to about Driscoll) in the project. The City would then put out the bids for a combined project including both IEC's and the City's projects. Wykoff said the estimated total cost for the entire project will be \$264,239.80. This project completes the Rogers Streetscape from Patterson Drive to Hillside.

B. West asked about a proposed request in the paper from New Tech for funding. Abbott said no formal request has been received, but a request from them for funds would probably be made from the Adams Crossing TIF.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date